



MAYNARD  
ESTATES

46 Broom Leys Road  
Coalville, LE67 4DA

£230,000





## Brief Description

OFFERED AVAILABLE WITH NO UPWARD CHAIN, this charming semi-detached house on Broom Leys Road in Coalville, offers a delightful blend of modern comfort and classic appeal. RECENTLY REFURBISHED, this three-bedroom property spans an inviting 828 square feet and is perfect for FIRST TIME BUYERS seeking a welcoming home.

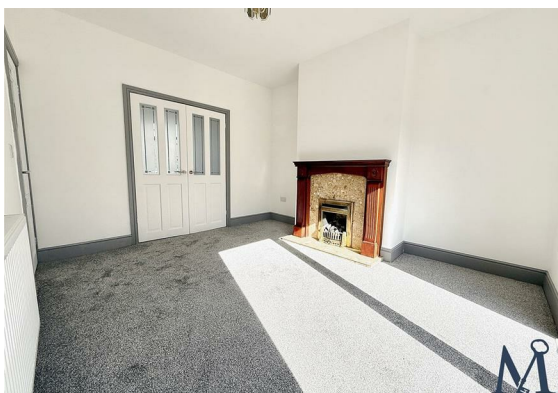
As you enter, you are greeted by a spacious entrance hall adorned with elegant PORCELAIN TILED FLOORING and a striking stained glass circular window that adds character. The living room boasts a GENEROUS BAY WINDOW, flooding the space with natural light, while French doors lead you into the separate dining room. This room features a FIREPLACE with a gas fire, creating a warm and inviting atmosphere, and sliding patio doors that open onto the SUNLIT REAR GARDEN.

The kitchen is a MODERN DELIGHT, equipped with sleek white gloss units, an integrated oven and grill, and a heated towel rail. It also offers ample space and plumbing for a washing machine, with the porcelain tile flooring extending from the entrance hall, ensuring a cohesive look. A convenient access door leads directly to the garden, making outdoor entertaining a breeze.

Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, with the second bedroom featuring a charming bay fronted window. The CONTEMPORARY SHOWER ROOM has been TASTEFULLY UPDATED, showcasing a double shower unit, wash hand basin, dual flush WC, and stylish heated towel rail, all set against a backdrop of tiled floors and walls.

The SOUTH-FACING REAR GARDEN is a highlight, providing a sunlit space that is a BLANK CANVAS for your personal touch. With paved patios and pathways, it is mostly laid to lawn and enclosed by a fence boundary with a side gate for added convenience. The property also boasts a paved driveway, offering OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

This DELIGHTFUL HOME is not to be missed, combining modern living with a touch of elegance in a sought-after location.







## ON THE GROUND FLOOR

Entrance Hall

Living Room  
11'3" x 12'0" (3.43m x 3.66m)

Dining Room  
11'3" x 12'10" (3.43m x 3.91m)

Kitchen  
5'11" x 10'9" (1.80m x 3.28m)



## ON THE FIRST FLOOR

Landing

Bedroom 1  
11'1" x 12'10" (3.38m x 3.91m)

Bedroom 2  
11'3" x 12'5" (3.43m x 3.78m)

Bedroom 3  
5'10" x 6'9" (1.78m x 2.06m)

Shower Room  
6'0" x 7'3" (1.83m x 2.21m)

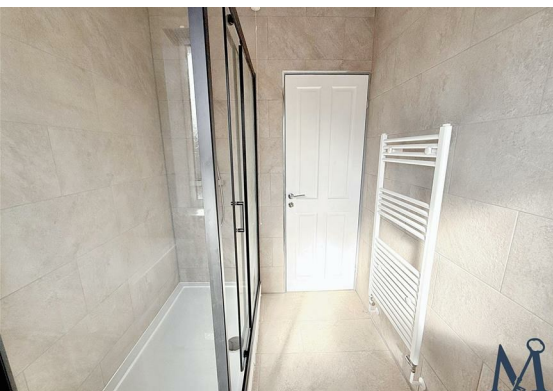
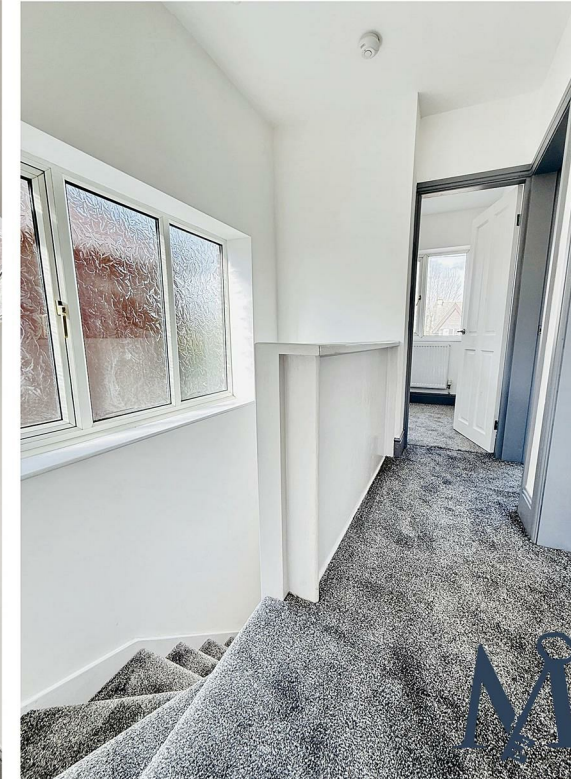


## ON THE OUTSIDE

Rear Garden

Driveway Parking







Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

